



**Graham  
& Sibbald**

**TO LET  
OFFICE**



**UNIT 4,  
FAIRWAYS BUSINESS PARK  
LIVINGSTON  
EH54 8AF**

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- GROUND FLOOR OPEN PLAN GRADE A OFFICE ACCOMMODATION EXTENDING FROM 241.3 SQM (2597 SQFT) TO 482.6 SQM (5195 SQFT)
- READY FOR IMMEDIATE OCCUPATION

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# UNIT 4, FAIRWAYS BUSINESS PARK

OFFICE

## LOCATION

Livingston is Central Scotland's fastest growing town with an estimated population of 50,000 with a catchment population in the region of 700,000. Livingston is strategically located just off Junction 3 of the M8 Motorway Network which connects Scotland's principal cities. Edinburgh is approximately 14 miles east of Livingston, whilst Glasgow is situated approximately 30 miles to the west.

More precisely, the premises are located immediately off Junction 3 on the M8 motorway within the Fairways Business Park allowing for excellent immediate communication links onto the M8. The exact location of the property is highlighted in the OS extract hereunder.



## DESCRIPTION

The subjects comprise a ground floor open plan office suite forming part of a stand alone two storey self contained modern office pavilion. The property benefits from the following specification:-

- DDA Compliant
- Raised Floors
- Suspended ceiling with VDU compatible lighting
- High quality finishes
- An impressive double height entrance
- Male, female and disabled toilet facilities
- Gas fired central heating
- Double glazed windows
- On site private car parking

## ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the net internal area extends to:-

**482.6 sqm (5,195 sq ft)** or thereby (excluding WC facilities)

## ASSESSMENT

The subjects have a current Rateable Value of £77,700, while the uniform business rate is presently set at £0.462 excluding water and sewerage.

## LEASE TERMS

There is an existing lease in place and therefore our client seeks to assign their leasehold interest in full however consideration may be given to a subletting.

The salient points pertaining to the existing lease are as follows:-

Rent:	£78,525 exclusive per annum
Duration:	5 years Expiring 2nd March 2011
Repairing Liability:	Full Repairing & Insuring
Service Charge:	£8,783 pax

## SERVICES

The subjects benefit from mains gas, electric and water, whilst drainage is connected to the main sewer.

## VAT

The property is VAT registered therefore VAT will be payable on rent.

## LEGAL COSTS

Each party to bear their own legal costs incurred with this transaction however the assignee/subtenant will be responsible for any stamp duty land tax, registration dues and VAT incurred therein.

## FURTHER INFORMATION & VIEWING

Via the sole letting agent, Messrs Graham & Sibbald, 11 Manor Place, Edinburgh, EH3 7DL.

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## WITH OFFICES IN:

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- DUNDEE
- DUNFERMLINE
- EDINBURGH
- FALKIRK
- GLASGOW
- HAMILTON
- INVERNESS
- KILMARNOCK
- KIRKCALDY
- PAISLEY
- PERTH
- STIRLING
- WEYBRIDGE



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## IMPORTANT NOTICE

Please read carefully

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